

**CITY OF MARKHAM**

**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended.

(Markland Residential Corporation)

March, 2023

**CITY OF MARKHAM**  
**OFFICIAL PLAN AMENDMENT NO. XXX**

To amend the City of Markham Official Plan 2014, as amended

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. \_\_\_\_\_ - \_\_\_\_ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the XX day of MONTH, 2023.

\_\_\_\_\_  
Kimberley Kitteringham  
CITY CLERK

\_\_\_\_\_  
Frank Scarpitti  
MAYOR

**THE CORPORATION OF THE CITY OF MARKHAM**

**BY-LAW NO. \_\_\_\_\_**

Being a by-law to adopt Amendment No. XXX to the City of Markham Official Plan 2014, as amended.

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the City of Markham Official Plan 2014, as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS XX DAY OF MONTH, 2023.

\_\_\_\_\_  
Kimberley Kitteringham  
CITY CLERK

\_\_\_\_\_  
Frank Scarpitti  
MAYOR

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## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. XXX)

## **PART I - INTRODUCTION**

### **1.0 GENERAL**

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, including Schedules “A” and “B” attached thereto, constitutes Amendment No. XXX to the City of Markham Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to a 1.95 hectare property described as PLAN 65M3925 PT BLK 2 RP 65R34025 PTS 6 AND PART OF PT 7 in the City of Markham. The subject lands are located on the north side of Markland Street, west of Woodbine Avenue.

### **3.0 PURPOSE**

The purpose of this Amendment is to re-designate the subject lands from ‘Commercial’ to ‘Residential Low Rise’ to provide for a residential development comprised of condominium townhouses. The Amendment also removes a Section 9.4 site specific provision and a ‘Deferral Area’ symbol which currently apply to the lands.

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

The subject lands are currently designated ‘Commercial’ in the Official Plan. These lands were the subject of an employment conversion application which received conditional endorsements by Markham and York Region through the approval of the Official Plan. Section 9.4.7 c) of the Official Plan provides for a land use designation other than an ‘Employment Lands’ designation on the subject lands by amendment to the Plan. It also applies a ‘Deferral Area’ symbol over the current ‘Commercial’ designation shown on Map 3 – Land Use until a decision on an amendment application is made final.

This amendment will re-designate the subject lands for ‘Residential Low Rise’ development and remove the ‘Deferral Area’ symbol to provide a new residential low rise development comprised of townhouses on common element condominium roads.

Council has determined that residential uses are appropriate on the subject lands, and compatible with the adjacent land uses. The lost employment potential provided by the previous ‘Employment Lands’ designation will, in part, be offset by the adjacent

shopping centre to the east which provides for retail, service, office, restaurant uses as well as a financial institution. The subject lands will also have access to transit service along Markland Street and Woodbine Avenue.

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## **PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. XXX)



## **PART II - THE OFFICIAL PLAN AMENDMENT**

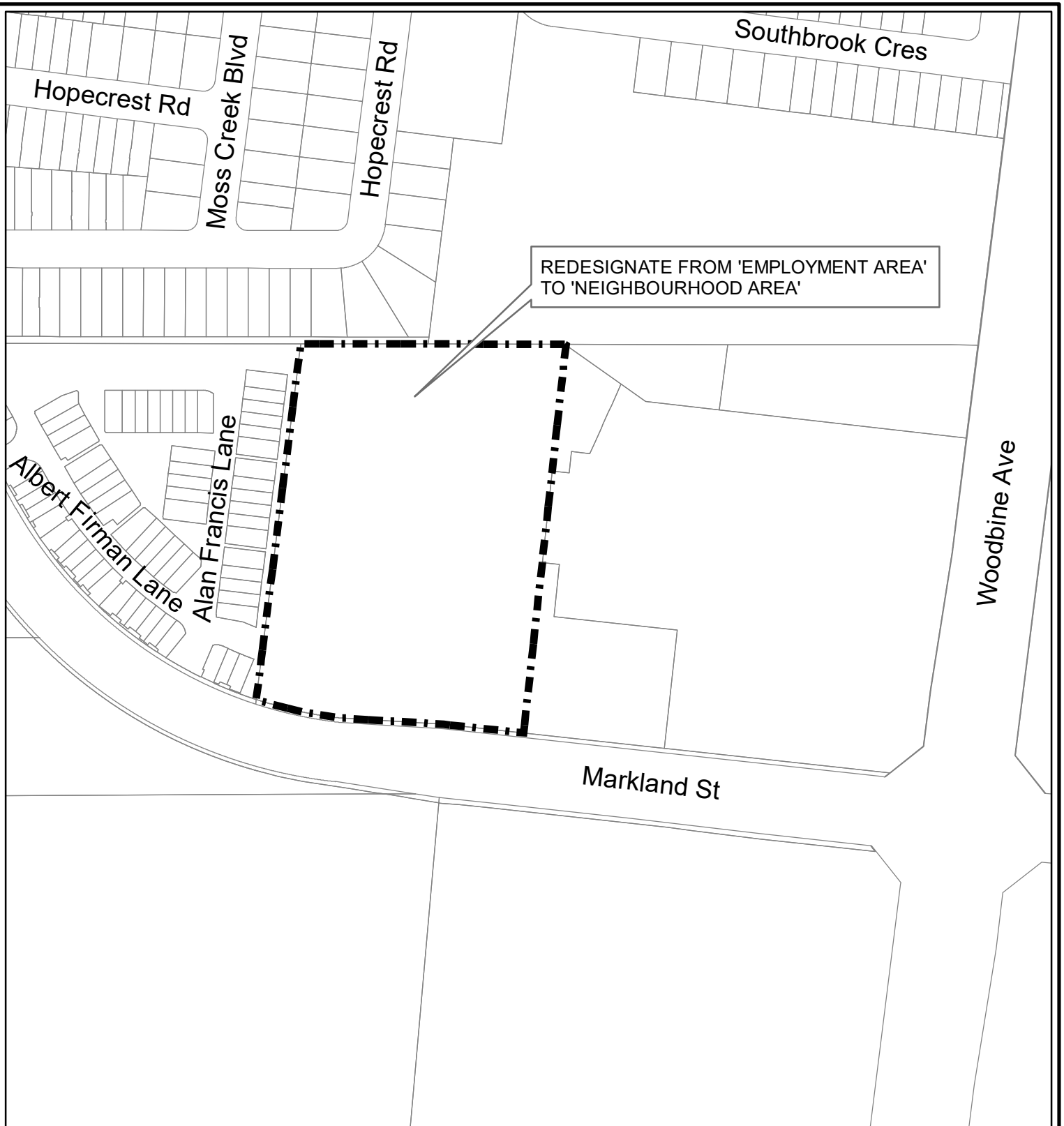
### **1.0 THE OFFICIAL PLAN AMENDMENT**

- 1.1 The following Maps of the Markham Official Plan 2014, as amended, are hereby amended:
- a) Map 1 – Markham Structure is amended by replacing the ‘Employment Area’ component with a ‘Neighbourhood Area’ component as shown on Schedule “A” attached hereto.
  - b) Map 3 – Land Use is amended by removing the ‘Deferral Area’ symbol and ‘See Section 9.4.7 c)’ reference, and replacing the ‘Commercial’ designation with a ‘Residential Low Rise’ designation as shown on Schedule “B” attached hereto.
- 1.2 Section 9.4 of the Markham Official Plan 2014, as amended, is hereby amended by:
- a) Amending Section 9.4.1 to remove the reference to Section 9.4.7 c) from Figure 9.4.1.
  - b) Deleting Section 9.4.7 c)

### **2.0 IMPLEMENTATION AND INTERPRETATION**

The provisions of the City of Markham Official Plan 2014, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

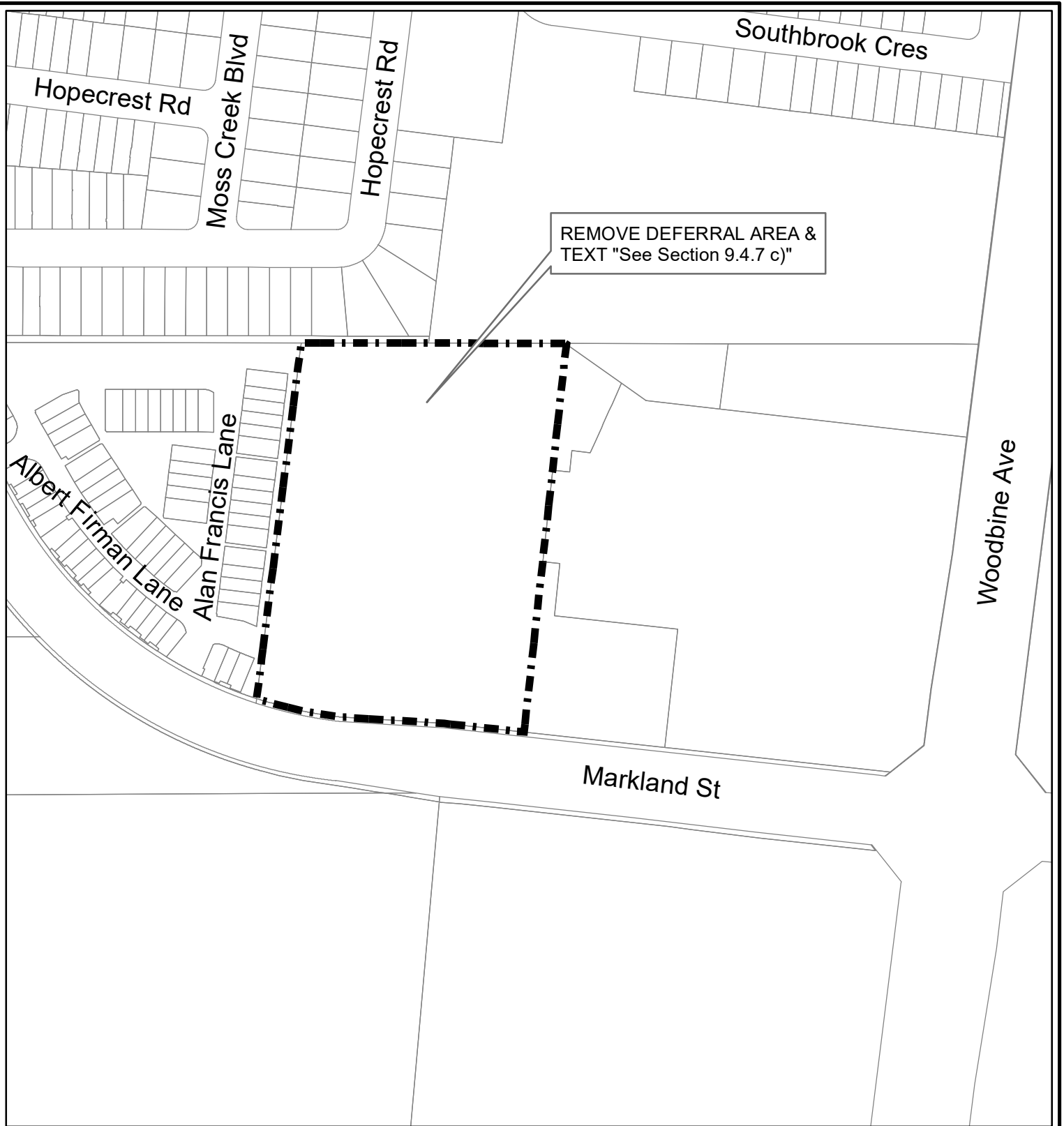


# AMENDMENT TO MAP '1' - MARKHAM STRUCTURE CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT



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# AMENDMENT TO MAP '3' - LAND USE CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

